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Garden Court  
Station Road  
West Drayton  
Middlesex  
UB7 7FA

RWHITLEY  
Est. 1938 & CO

# Guide Price £195,000



- Classed as 'affordable housing' under the discount market sale scheme with the London Borough of Hillingdon
- Ground Floor One Bedroom Apartment
- Open Plan Living Space
- Modern Fitted Kitchen
- Bathroom
- Gated Underground Allocated Parking Space
- Security Entry System
- Short Walk To Town Centre
- No Upper Chain

## DESCRIPTION

Classed as 'affordable housing' under the discount market sale scheme with the London Borough of Hillingdon. An opportunity to purchase a ground floor one bedroom apartment which, subject to meeting eligibility criteria, can be purchased with a 25% market value discount (which would also apply for any future sale). Located in a popular development built in 2015 which provides a handy location for those needing town centre convenience and easy access to the Elizabeth Line, the property has larger than average accommodation and boasts direct access to a generous outside space. The accommodation comprises an entrance hall with oak flooring which flows to the open plan living space with door out to the outside space and contemporary fitted kitchen with a range of built in appliances, double bedroom and a modern family bathroom.

## AFFORDABLE HOUSING UNDER THE DISCOUNT MARKET SALE SCHEME WITH THE LONDON BOROUGH OF HILLINGDON

The property is classed as 'affordable housing' under the

discount market sale scheme with the London Borough of Hillingdon. The Guide Price of £195,000 takes into account of a 25% discount off the full market value of £260,000. Any interested party will need to meet eligibility criteria to include a £90,000 income threshold which applies to both single and joint applicants. A purchase would be subject to an application to the homeownership team at the London Borough of Hillingdon.

## WINDOWS

Double glazed sealed unit windows.

## HEATING & HOT WATER

Gas combination boiler providing heating and hot water.

## COUNCIL TAX

We understand that that current council tax band is C.

## OUTSIDE

Direct access to outside space from the open plan living area. The development also enjoys well maintained delightful communal gardens which have been thoughtfully landscaped and include a children's playground. Underground allocated parking space behind security gate.

## LOCATION

Garden Court is situated within walking distance of the town centre with mainline railway station with Elizabeth Line. Local shopping and bus routes are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

## TENURE

We understand that the property is held on a lease term of 125 years commencing on 1st January 2015 (116 years remaining).\*

## GROUND RENT

We understand that there is a ground rent payable currently £300 per annum. We understand that this figure rises to £600 on the 1st January 2040; £1,200 on the 1st January 2065; £2,400 on the 1st January 2090; £4,800 on the 1st January 2115.

## SERVICE CHARGE

We understand the annual service charge payable is currently £3,275 per annum.\*

## NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.


## SERVICES

Mains gas, electricity, water and drainage.

## VIEWINGS

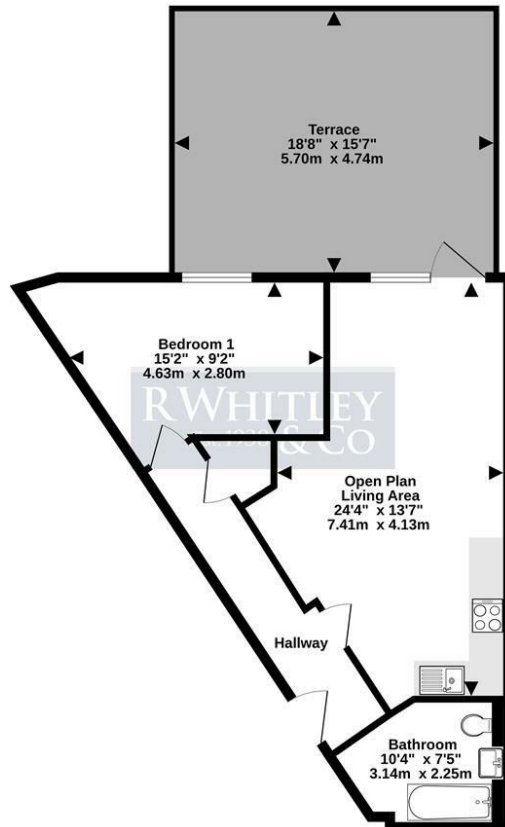
Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

